

Matrix of Planning Commission Project-Related Comments / Issues

ITEM 6 ATTACHMENT C

Planning Commission Comment	Applicant Response	Staff Comment	Issue Status
Green Building/Landscaping			
<p>A. Green Building/EV chargers</p>	<p>The applicant has indicated that the commercial component is required to meet the equivalent of a LEED Silver rating, and the residential component is required to meet the California Green Building Code (CalGreen), and as such, development will include multiple design features relating to energy efficiency and the Green Building Ordinance, including EV chargers and EV-ready parking spaces, energy efficient windows, PV panels, cool roof, insulated exterior façade, water-efficient landscaping, and water conserving plumbing fixtures. Applicant also said verbally at the PC meeting, that they will continue to seek other</p>	<p>The non-residential project component is required to comply both with CMC Chapter 17.34 (i.e. achieve a minimum LEED Silver Rating equivalent), and meet the California Building Code, including CalGreen, both of which requires the commercial component of the project to provide a number of sustainable building design features. The residential project component must also meet CBC’s CalGreen requirements. Additionally, The CBC requires 5% of the total parking spaces to install EV chargers, an additional 5% of the total parking spaces to be EV ready (meaning everything installed except for the charger), and an additional 25% of the total parking spaces to have a level 2 charger (i.e. a plug). See <u>Condition No. 25, 26, and 56</u></p>	<p>This issue was discussed by the Commission, but no consensus was achieved. The Commission expressed desire for the applicant to seek to incorporate additional sustainable features into the project above and beyond the minimum, including specifically achieving higher than the Code-required LEED Silver equivalent for the commercial component, consider all electric appliances for the apartments, and more EV charging opportunities. Several conditions address sustainability issues, including additional EV charging infrastructure.</p>

	opportunities during the construction design phase.	<u>in Attachment A, Draft CC Resolution 2023-1880.</u>	
B. Light Pollution & Dark Skies	To address concerns by the Commission regarding light pollution, the applicant has removed all accent uplighting fixtures from the roof amenity area and volunteered to add a condition to prohibit uplighting on the roof.	The plan is required to meet the City's Dark Skies Ordinance. Additionally, the applicant's volunteer condition has been incorporated into the Draft CC Resolution. See <u>Condition No. 27 in Attachment A, Draft CC Resolution 2023-1880.</u>	Concern Satisfied
C. Native Landscaping	The applicant has proposed a conceptual landscape plan to meet City Code requirements, and with the design intent to complement the existing landscaping on-site. To address a desire raised by the Commission that the project include more native plants, the applicant has proposed voluntary conditions addressing incorporation of a mix of native, drought-tolerant and non-invasive landscaping.	The applicant's conceptual landscape plan has been reviewed for consistency with the City's Municipal Code. A final landscaping documentation package is required to be reviewed and approved by the Community Development Director prior to the issuance of Building permits (Condition No. 28 in Exhibit A). Additionally, the applicant's voluntary conditions have been incorporated in the Draft CC Resolution. See <u>Condition Nos. 29 – 31 in Attachment A, Draft CC Resolution 2023-1880</u>	Concern Satisfied

<p>D. Artificial Turf</p>	<p>In response to Commissioners' concerns regarding the possibility of artificial turf being installed in the future, the applicant clarified that no artificial turf is proposed in the conceptual landscape plan, and it is not their intent to use artificial turf; however, the applicant has volunteered to include a condition prohibiting artificial turf, unless required through State or local decree.</p>	<p>The applicant's voluntary condition has been incorporated in the Draft CC Resolution. See <u>Condition No. 32 in Attachment A, Draft CC Resolution 2023-1880.</u></p>	<p>Concern Satisfied</p>
<p>E. Cypress Tree Impacts</p>	<p>In response to the Commissions' concerns about displacing Cypress trees, the applicant has indicated that the plan currently proposes to harvest/relocated 14 Cypress trees, and that an additional 15 will be protected in place; however, the applicant has proposed a voluntary condition of approval to replace Cypress trees</p>	<p>The applicant's voluntary condition has been incorporated into the Draft CC Resolution. See <u>Condition No. 33 in Attachment A, Draft CC Resolution 2023-1880.</u></p>	<p>Concern Satisfied</p>

	along the existing walkway.		
F. Mature Tree Removal	Applicant indicated their proposal preserves mature trees where possible through harvesting or replacing; 64 mature trees will be protected in place, 22 will be replaced, and 31 will be removed to accommodate new housing.	The project site has many mature trees, some of which are in the vicinity of the proposed Building B complex. Not allowing removal or relocation of any mature trees would preclude development of the project as proposed. The applicant intends to minimize tree removals and relocate as many trees as possible. Additionally, the applicant is proposing to remove 31 trees, but plant 167, which would be a net expansion to the City's urban forest.	Concern Satisfied
Site Planning & Design			
G. Building A – Architecture	In combination with the ARP's comments to reduce massing of Building A in the area near the Civic Center, the applicant has volunteered two conditions (presented at the Oct. 19 PC meeting) requiring increased building step-backs for portions of the north and	The applicant's voluntary conditions have been incorporated in the Draft CC Resolution. See <u>Condition Nos. 15-16 in Attachment A, Draft PC Resolution 2023-1880.</u>	The Planning Commission was pleased with the addition of the two voluntary conditions, but indicated ongoing concern generally about the height of Building A.

	west facing Building A elevations that face the Civic Center property.		
H. Building A – Design Compatibility	In response to Planning Commission concerns about the compatibility of the contemporary design of Building A with existing buildings, the applicant has volunteered a condition to use fewer glass handrails, and use added trim and finish elements so that the new Building A better complements the existing buildings.	The applicant’s voluntary condition has been incorporated in the Draft CC Resolution. See <u>Condition No. 17 in Attachment A, Draft CC Resolution 2023-1880.</u>	Planning Commission appreciated the conditions to use fewer glass handrails and added trim and finish, however, the Commission expressed ongoing concerns related to the compatibility of the proposed design of Building A with the existing buildings.
I. Noise & Light Impacts to New Residents	In response to Planning Commission concerns about noise and light impacts to future residents in the Building B complex, the applicant has committed to the use of noise attenuating materials and finishes. To further address the issue, the applicant is volunteering to include two additional conditions prohibiting use of gas-	The CBC requires that multi-family residential development use wall materials that will achieve an STC (Sound Transmission Class) rating of 50, meaning that the walls will reduce outside noise by approximately 50 dBA. To further address the issue, the applicant’s voluntary conditions have been incorporated in the Draft CC Resolution. See <u>Condition Nos. 52 and 53 in</u>	Concern Satisfied

	powered landscaping tools on the west side of The Commons before 7:00 a.m., and use of design features to minimize light and glare.	<u>Attachment A, Draft CC Resolution 2023-1880.</u>	
J. Building B – Design	In response to initial feedback from the ARP that the project create a better connection of visual character, materials, and building massing between existing and proposed development, and to create an engaging pedestrian atmosphere on all sides of building and good connectivity between open spaces, the applicant has volunteered three conditions (presented at the Oct. 19 PC meeting) requiring setbacks for residential floors from the face of retail, wider (20 ft.) paseos, and use of architectural elements and/or show windows along paseos between	The applicant’s voluntary conditions have been incorporated in the Draft CC Resolution. See <u>Condition Nos. 18-20 in Attachment A, Draft CC Resolution 2023-1880.</u>	Concern Satisfied

	buildings to add visual interest.		
Parking			
K. Residential Parking Spillover	To address concerns the Planning Commission raised about commercial parking supply and the possibility that residents might park in commercial parking spaces, the applicant expressed that residents will be required to park in the provided residential parking spaces. Applicant also proposed a voluntary condition that residential lease agreements include language requiring residents to park in the residential parking areas.	Per Government Code 65915, the residential component of the project is required to provide a total of 164 residential parking spaces, and the project is providing 270 parking spaces exclusively for the residential tenants and guests, a surplus of 106 residential parking spaces. Applicant's voluntary condition has been incorporated into Draft CC Resolution, see <u>Condition No. 57 in Attachment A, Draft CC Resolution 2023-1880.</u>	Planning Commission expressed ongoing concerns relative to adequacy of parking controls to ensure residents will not park in commercial areas.
L. Guest Parking Spillover & Access	To address concerns the Planning Commission raised about commercial parking supply and the possibility that guests of residents might park in commercial parking spaces, the applicant expressed that guests will be required to park	Per Government Code 65915, the residential component of the project is required to provide a total of 164 residential parking spaces, and the project is providing 270 parking spaces exclusively for the residential tenants and guests, a surplus of 106 residential parking spaces.	Planning Commission expressed ongoing concerns relative to adequacy of parking controls to ensure guests will not park in commercial areas. Specifically, a concern was raised that a welcome packet may be

	<p>within residential parking spaces. Applicant also proposed a voluntary condition that a welcome packet will be provided to all residents advising them that guests shall park underneath the residential buildings.</p>	<p>Applicant's voluntary condition has been incorporated into Draft CC Resolution, see <u>Condition No. 58 in Attachment A, Draft CC Resolution 2023-1880.</u></p>	<p>ignored or thrown out without being read.</p>
<p>M. Employee Parking</p>	<p>To address concerns the Planning Commission raised about commercial parking supply, the applicant expressed that Caruso is in the process of moving employee parking to the spaces in the rear along the service road, although not every employee of every tenant will be able to be accommodated within the existing parking spaces along the service road. However, to address the concern, the applicant volunteered a condition stipulating that new lease agreements for tenants less than 15,000 SF will include</p>	<p>The applicant's voluntary condition has been incorporated into Draft CC Resolution, see <u>Condition No. 59 in Attachment A, Draft CC Resolution 2023-1880</u></p>	<p>Concern satisfied.</p>

	language authorizing applicant to require employees to park along service road.		
N. Additional Surface Road Parking	To address Planning Commission concerns about the commercial parking supply, the applicant stated that their Shared Parking Analysis demonstrates an adequate supply of parking for commercial uses, but volunteered a condition allowing for parking stalls along the service road to be reduced in size in order to accommodate additional spaces in the event that parking demand exceeds supply.	Per the submitted Shared Parking Analysis performed by KOA, the maximum commercial parking demand factoring in captive parking demands from the residences is 896 spaces, the exact amount of commercial parking supply the applicant is requesting the City approve for the long-term reduction. The current project is proposing 931 commercial parking spaces. See Attachment J of the December 6, 2023 City Council Agenda Report. Additionally, the applicant's voluntary condition has been incorporated into the Draft CC Resolution. See <u>Condition No. 60 in Attachment A, Draft CC Resolution 2023-1880.</u>	Concern satisfied.
O. Restriping of Existing Parking Spaces Along Access Road	To address Planning Commission concerns about the commercial parking supply, and answer the question of	The applicant's proposed conditions have been incorporated into the Draft CC Resolution. See <u>Condition No.</u>	Concern Satisfied

	<p>whether parking along the service road can be re-stripped to add additional spaces if needed in the future, the applicant responded that it is unknown whether there is enough space to stripe additional parking spaces at the City-required commercial parking stall width. However, the applicant has proposed a voluntary condition be added that allows the applicant to re-stripe rear area parking at a reduced stall width if more parking is needed in the future, and that the Community Development Director would be required to approve a submitted Parking Layout Plan in the event it is. Additionally, it was mentioned that the current striping for parking spaces located along the service road</p>	<p><u>60 & 61 in Attachment A, Draft CC Resolution 2023-780.</u></p>	
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	may be faded and unclear.		
P. Parking Structure Safety	In response to a Commission concern regarding potential safety concerns for people using the residential parking facilities, the applicant has proposed that two voluntary conditions be added that the applicant shall provide lighting to improve visibility and safety within the parking structures as allowed by current regulations, and that the applicant shall install emergency communication systems in the parking structure.	The applicant's voluntary conditions have been incorporated into the Draft CC Resolution. <u>See Condition Nos. 62-63 in Attachment A, Draft CC Resolution 2023-1880.</u>	Concern Satisfied
Q. Future Valet	In response to the Commissioners' request that the applicant consider valet services to help with any potential issues with commercial parking supply, the applicant has proposed two voluntary conditions be added that allow the	The applicant's voluntary conditions governing a potential future valet parking operation have been incorporated into the Draft CC Resolution. <u>See Condition Nos. 64-65 in Attachment A, Draft CC Resolution 2023-1880.</u>	Concern Satisfied

	applicant provide a Valet Plan and Parking Operations Plan to the Community Development Director for review and approval for future valet parking, and that future valet services would be optional to guests of The Commons.		
R. Tandem Spaces	In response to questions from the Commissioners about the functionality of the tandem parking spaces, the applicant clarified that tandem spaces would be assigned to specific residents. The applicant also provided a voluntary condition to this effect.	The applicant's voluntary condition has been incorporated into the Draft CC Resolution. See <u>Condition No. 66 in Attachment A, Draft CC Resolution 2023-1880.</u>	Concern Satisfied
S. Accessible Parking Spaces	Applicant acknowledges that ADA parking spaces will be provided in compliance with State Law.	ADA parking is required and dictated under the California Building Code (CBC). The ADA space requirement will be implemented the time the applicant applies for their building permit, requiring changes, as needed to meet CBC. See <u>Condition No. 10 in</u>	Concern Satisfied.

		<u>Exhibit A, Draft CC Resolution 2023-1880.</u>	
T. Building A – Parking Stall Width	Applicant explained that there is sufficient evidence demonstrating parking stall widths are adequately sized, including the fact that the dimensions comply with parking requirements for other jurisdictions, and prior projects in the City have also been approved with reduced width parking spaces.	Because the project is providing 10% of the residential units as affordable units, per Government Code 65915 and CMC 17.22.030, the applicant has requested a concession to reduce the residential parking stall dimensions for Building A. The Commission raised concerns regarding the functionality of spaces with reduced parking widths of 9 feet next to a column or wall, and 8.5 feet for a standard space. For consideration, generally, nationally, parking spaces range in width from 7.5 feet to 9 feet (typically 7.5 – 8.5 for a compact space, and typically 9 feet for a standard space), with some jurisdictions requiring larger spaces depending on local circumstances. Also, for consideration, two other existing housing developments in Calabasas, Canyon Creek in Old Town, and the Avanti on Park Sorrento were built with	Planning Commission expressed ongoing concerns relative to the dimensions of parking spaces in the residential parking areas.

		reduced parking stall dimensions to a width of 9 feet next to a column or wall for providing an affordable housing component. To date, staff has not received any complaints from residents of those projects about parking stall size.	
Other			
U. Fiber Optic Internet	In response to the Commissions' questions about the possibility installation of fiber optic service, the applicant expressed that they are not aware of the status or availability of a fiber optic network, but are committed to explore the possibility of fiber optic options with the City if made available, and volunteered a condition committing to the installation of high-speed internet in each residential unit.	The applicant's voluntary condition has been incorporated into the draft CC Resolution. See <u>Condition No. 67 in Attachment A, Draft CC Resolution 2023-1880.</u>	Concern Satisfied

<p>V. Offsite Alcohol Sales</p>	<p>In response to the Commissions' request for additional details about the sale of alcohol, the applicant clarified that offsite alcohol sales will be incidental to onsite alcohol sales or in connection with boutique retail tenants.</p>	<p>All alcohol sales are required to comply with the State Department of Alcoholic Beverage Control's requirements, which allows for off-sale privileges wherever on-sale is allowed for the particular beverages mentioned in the license. The applicant's voluntary condition has been incorporated into the draft CC Resolution. See <u>Condition No. 70 in Attachment A, Draft CC Resolution 2023-1880.</u></p>	<p>Concern Satisfied</p>
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